

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0124-VT1, LLC & SIERRA RIDGE STORAGE, LLC:

VACATE AND ABANDON a portion of a right-of-way being Desert Inn Road located between Backstage Boulevard and Sandhill Road within Paradise (description on file). TS/md/kh (For possible action)

RELATED INFORMATION:

APN:

161-18-510-058

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Desert Inn Road. The vacation and abandonment of the right-of-way is necessary to accommodate the required detached sidewalk for the previously approved development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0103	Vacate and abandon portions of right-of-way being Backstage Boulevard and Raymert Drive	Approved by PC	May 2023
UC-23-0102	Use permit for a mini-warehouse facility with waivers of development standards to increase wall height; allow access to a local street; allow non-standard improvements within the right-of-way; and reduce departure distance in conjunction with a design review for a mini-warehouse	Approved by PC	May 2023
ZC-0760-07	Reclassified the project site from RS5.2 to CG zoning for a veterinary clinic with a design review for an office building and animal care facility	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CR	Undeveloped
South	Corridor Mixed-Use	CP	Outdoor storage

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development
West	Corridor Mixed-Use	CG	Vehicle maintenance & repair facilities; undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way for a detached sidewalk.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include a 54 foot property line radius in the northeast corner of the site and associated spandrels;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY PUBLIC WORKS

CONTACT: CLARK COUNTY PUBLIC WORKS, ATTN: ANTONIO PAPAIZIAN, 500 S. GRAND CENTRAL PARKWAY, FIRST FLOOR, LAS VEGAS, NV 89106